

Neighbors:

What's Happening?

- Thirty two neighbors from 21 households (20% of the community) attended the meeting on July 25 discussing environmental concerns about the proposed RV storage lot.

Forest Springs was represented by the largest number of attendees! 🙌

- Thank you for making time to hear about the Voluntary Cleanup (VCUP) from the Engineering consultants and the Colorado Department of Public Health and Safety (CDPHE).
- For neighbors unable to attend the meeting, we share information from the Client's pre application to City Staff. Additional information available upon request.

Next Steps?

- Letter to CDPHE clarifying points discussed during meeting
- Visit Denver Public Schools (DPS) school bus storage to view evidence of soft soil instability
- Research

- If you have comments or questions about the VCUP, please forward to either frcnarvada@gmail.com or slmc611@gmail.com. There is a 30+ day public comment period beginning July 25 and ending August 30. We will collect all comments sent to us and forward to CDPHE to include as an addendum to the VCUP application. If you do not have access to a computer, you can jot down your comments and drop off in a brown container at Sharon McCarthy's 6688 Kendrick Drive.

- Comments should refer to environmental concerns about the landfill such as questions about methane, drainage into Ralston Creek, disruption to wildlife, subsurface stability.

- We are all concerned about the "views" of a proposed RV storage lot. These views will directly affect some residents in Forest Springs and Geos as well as folks using Ralston Creek Trail for recreation and visitors to the Colorado Tap House. Indirectly, the proposed development potentially might affect many adjacent and nearby neighborhoods with possible decreased home values, difficulty selling homes and/or increased home insurance rates, and increased foot traffic in our community. If we had a crystal ball, we could tell you more!

- The next meeting to be scheduled is hosted by Arvada City Staff. The focus will be on the development site plan including fencing, landscaping, roads, lighting, methane mitigation, fire truck access, operations, maintenance, etc. Start taking notes and bring your questions to the meeting----as of now, time/location TBD and as soon as we know, we will share information with you.
- Lastly, I share with you an excerpt from the letter Steve S submitted to City Staff in December 2021. The letter expressed a collection of neighbor concerns about a proposed RV storage lot adjacent to the FS community. Neighbors might refer to these words to decide your involvement in the next steps:

Arvada Land Development Code. The proposed development is subject to the terms of the Code.

The stated purpose of the Code is, in part, to promote “the public health, safety, convenience, comfort, prosperity, and general welfare;”
protect “the quality and character of stable residential developments;”
and provide “**protection from nuisances and hazards.**”

As stated in Division 1-1-of the Code, the “provisions of this Code shall be considered the **minimum requirements** necessary for the promotion of the public health, safety, convenience, comfort, prosperity, and general welfare.” (Emphasis added in both instances.)

Thanks for hanging on  hopefully, the end is near!